

PROJECT AND ITS PROJECTION

A project is not merely about comprehending the tasks and their sequence. It serves as a blueprint for sustainable living, ensuring each step is executed in the correct order. It also encompasses financial backing and embodies a fresh vision with a mindset that aligns with the new generation.

Project Blueprint Pyramid



**Greetings, guest. I am the representative from
the proprietor's office,**

Mr. *Anonymous*

Doings and Detailed Projection

Building Sustainable Communities: A Comprehensive Development Approach

At **Jai Maa Tara Plotters & Developers**, we believe that true development extends far beyond the physical transformation of land. Our integrated community model serves as a blueprint for both business growth and social prosperity, designed to create thriving neighbourhoods that can comfortably accommodate 500 or more residents. Let me, **Navin Kumar**, share our vision for holistic community development.

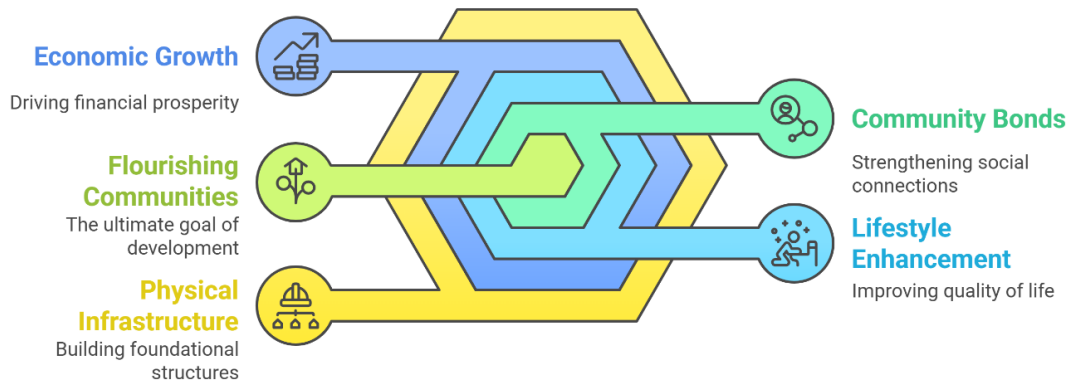
Building Sustainable Communities



Our Development Philosophy

Development, in its fullest sense, encompasses four key pillars: physical infrastructure, economic growth, lifestyle enhancement, and community bonds. When we plan a new project, we carefully weigh each of these elements to create balanced, sustainable communities where people don't just live – they flourish.

Sustainable Community Development

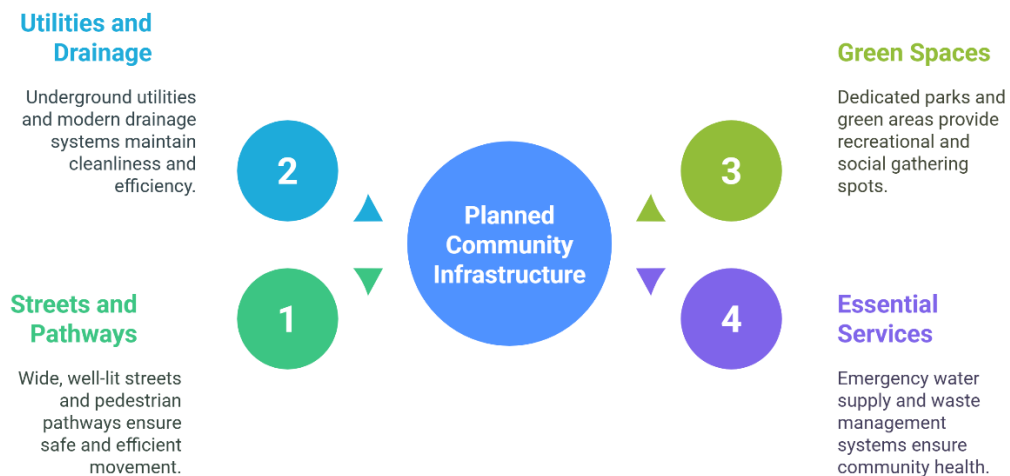


Infrastructure and Amenities

This community that we want to develop features carefully planned infrastructure, including:

- Wide, well-lit streets and pedestrian pathways.
- Underground utilities and modern drainage systems.
- Dedicated green spaces and parks for social gatherings.
- Essential services like emergency water supply and waste management.

Components of Community Infrastructure

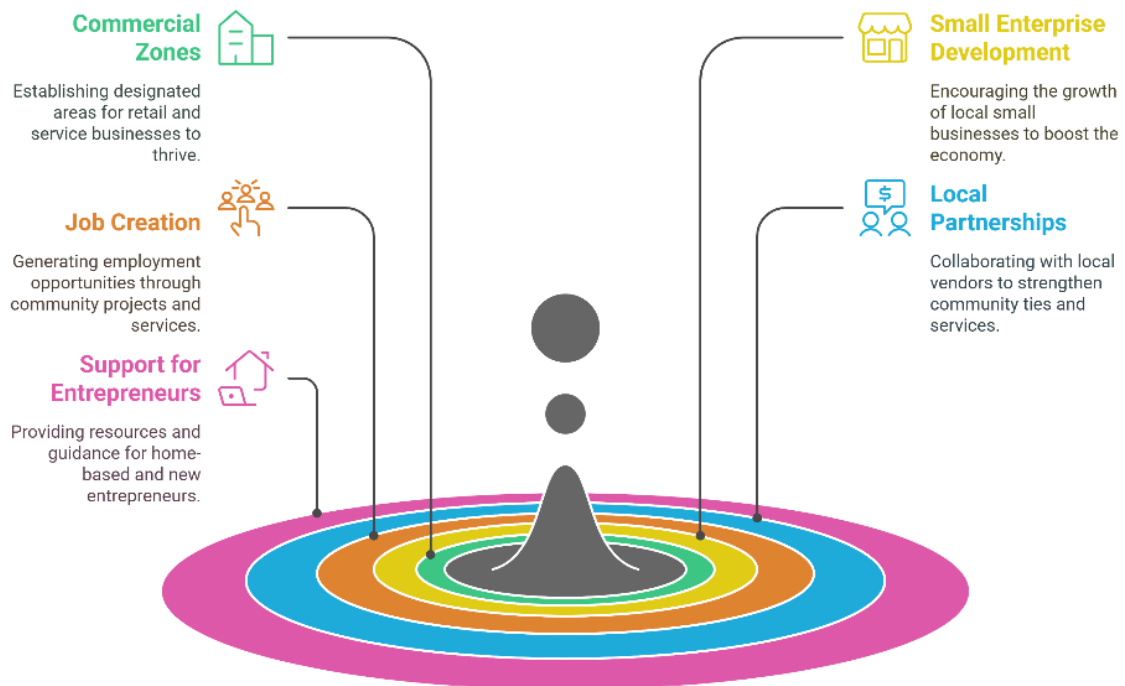


Economic Development Initiatives

We understand that a thriving community needs a strong economic foundation. Our development plans incorporate:

- Commercial zones for local businesses.
- Opportunities for small enterprise development.
- Job creation through community maintenance and services.
- Partnerships with local vendors and service providers.
- Support for home-based businesses and entrepreneurs.

Economic Development Strategies



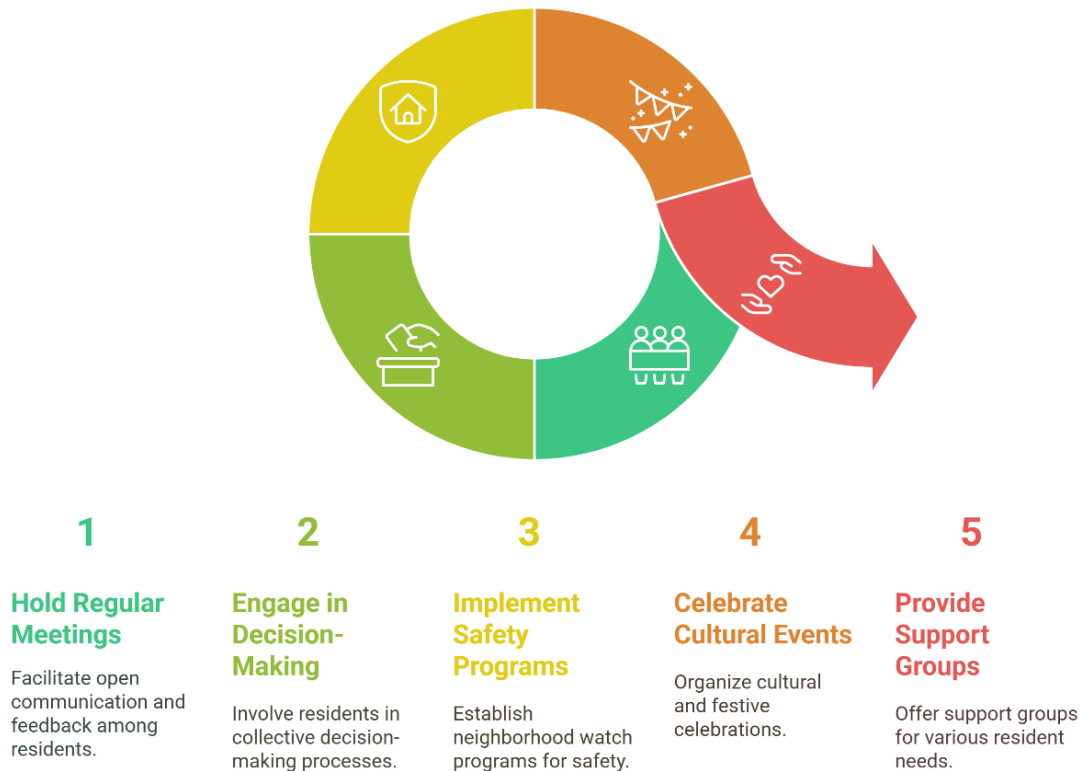
Building Lasting Relationships

What truly sets our approach apart is our commitment to fostering strong community bonds:

- Regular resident meetings and forums.
- Community decision-making processes.
- Neighbourhood watch programs.

- Cultural and festive celebrations.
- Support groups for various resident needs.

Cycle of Community Engagement



Land Development Process

Our land development journey involves multiple carefully planned stages:

Site Selection and Analysis

- Thorough location assessment.
- Environmental impact studies.
- Legal clearance verification.
- Infrastructure feasibility studies.

Planning and Design

- Master plan development.
- Plot size optimization.
- Amenity placement.

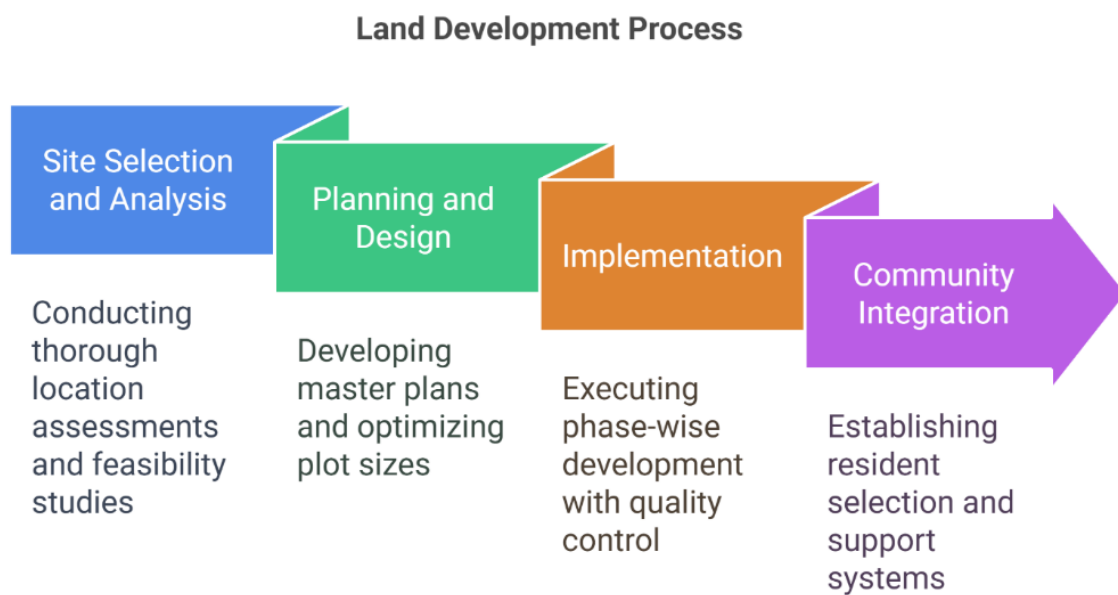
- Green space allocation.

Implementation

- Phase-wise development.
- Quality control measures.
- Regular progress monitoring.
- Compliance checks.

Community Integration

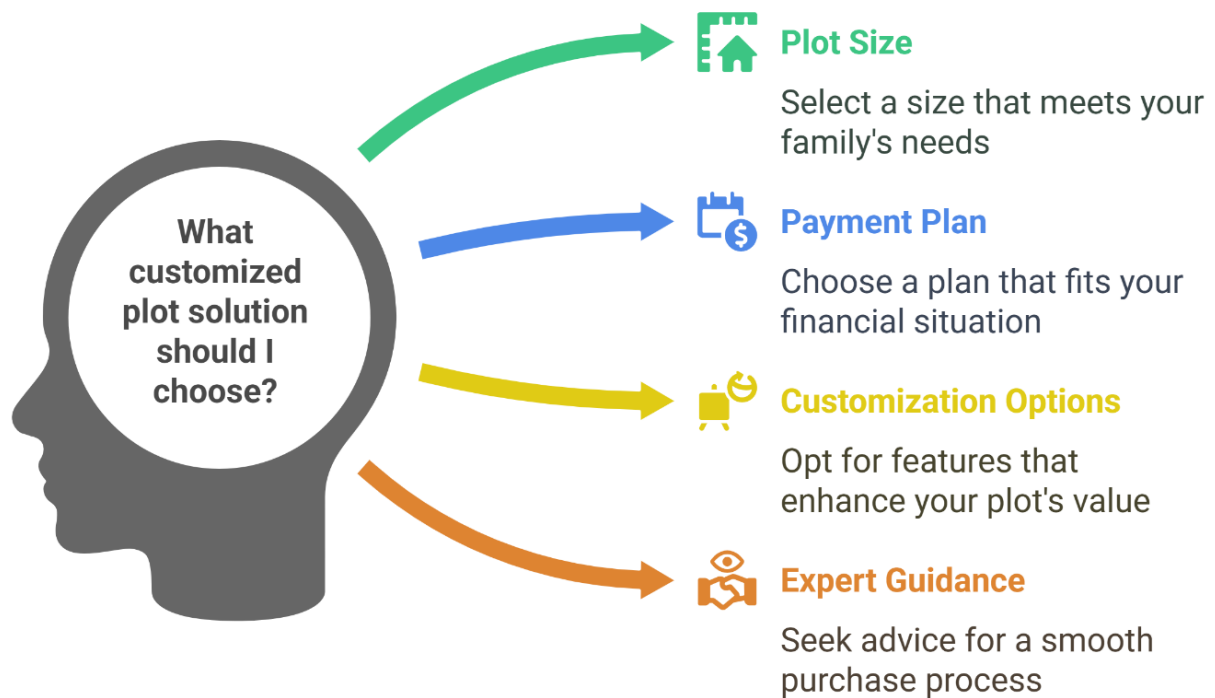
- Resident selection process.
- Community formation guidelines.
- Social infrastructure development.
- Ongoing support systems.



Customized Plot Solutions

Understanding that each family has unique needs, we offer:

- Various plot sizes to suit different requirements.
- Flexible payment plans.
- Customization options.
- Expert guidance throughout the purchase process.



"Uncovering hidden cost through expert analysis."

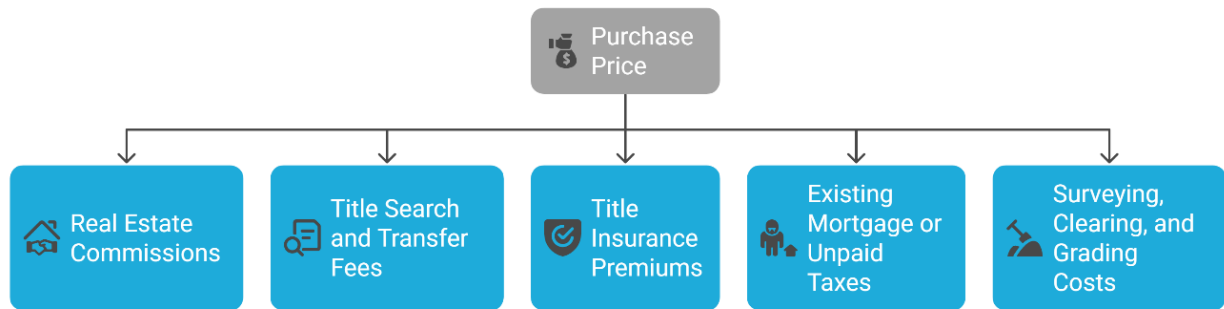
To calculate the cost price for land development, you need to sum up all costs incurred, including the land acquisition price, development costs, and any other associated expenses like legal fees, taxes, and overheads.

Here's a breakdown of the key costs to consider:

1. Land Acquisition Costs:

- **Purchase Price:** The amount paid for the land.
- **Real Estate Commissions:** Fees paid to brokers or agents.
- **Title Search and Transfer Fees:** Costs associated with verifying ownership and transferring the property.
- **Title Insurance Premiums:** Costs for protecting against title defects.
- **Existing Mortgage or Unpaid Taxes:** Any outstanding debts or taxes assumed by the purchaser.
- **Surveying, Clearing, and Grading Costs:** Expenses for preparing the land for development.

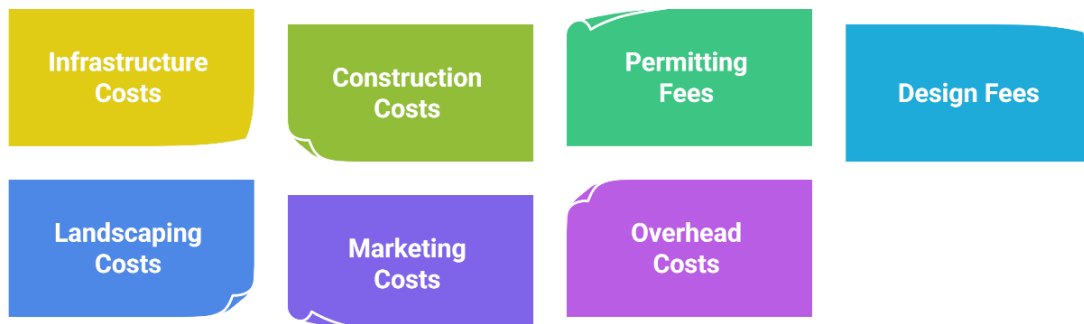
Land Acquisition Costs Flowchart



2. Development Costs:

- **Infrastructure Costs:** Costs associated with setting up roads, utilities, and other necessary infrastructure.
- **Construction Costs:** Expenses related to building structures on the land.
- **Permitting and Regulatory Fees:** Costs for obtaining necessary permits and approvals.
- **Design and Engineering Fees:** Costs for hiring professionals to plan and design the development.
- **Landscaping and Site Improvement Costs:** Expenses for beautifying the land and improving its functionality.
- **Marketing and Sales Costs:** Expenses for promoting and selling the developed property.
- **Overhead Costs:** Ongoing expenses like salaries, rent, utilities, and other business-related expenses.

Development Costs



3. Other Costs:

- **Legal Fees:** Costs for legal advice and representation.
- **Taxes:** Property taxes, sales taxes, and other relevant taxes.
- **Financing Costs:** Interest payments and other costs associated with borrowing money for the project.
- **Contingency Costs:** Funds set aside to cover unexpected expenses.

Breakdown of Project Financials

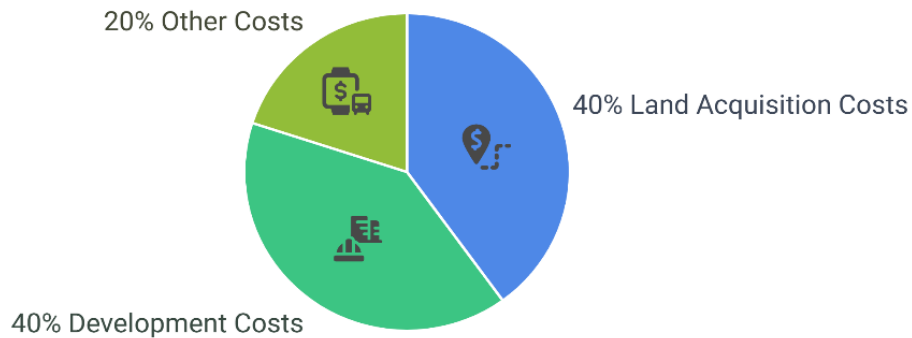


Calculation:

To determine the total cost price, simply add up all the individual costs mentioned above:

$$\text{[Total Cost Price = Land Acquisition Costs + Development Costs + Other Costs]}$$

Breakdown of Total Cost Price Components

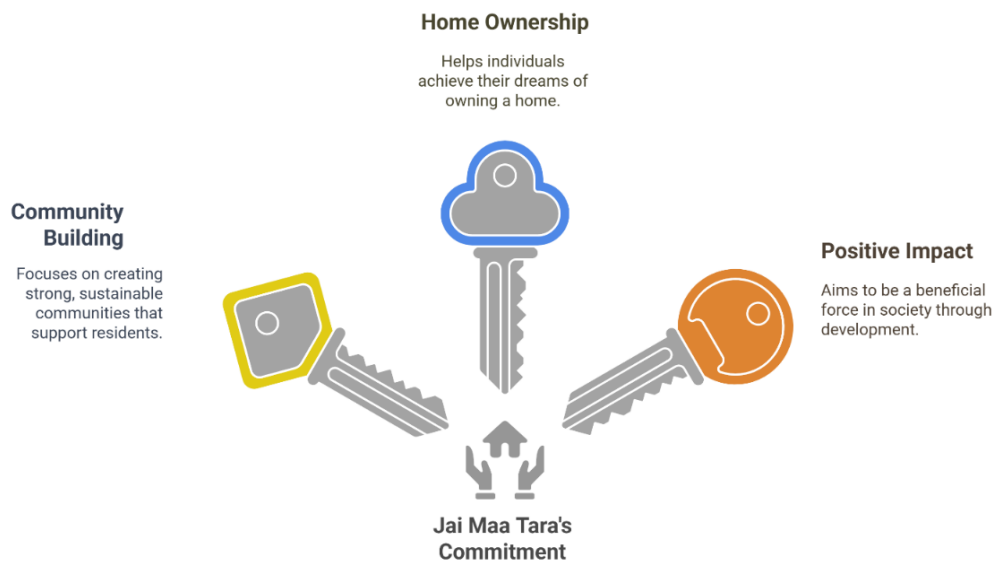


Our Commitment

At **Jai Maa Tara Plotters & Developers**, we're not just demarking plots of land – we're building the foundation for future generations. Our agenda remains focused on being a positive force in society, helping people achieve their dreams of home ownership while fostering strong, sustainable communities.

We welcome you to join our growing family of satisfied community members and experience the difference that thoughtful, comprehensive development can make in your life.

Building Sustainable Communities and Fulfilling Homeownership Dreams



JAI MAA TARA PLOTTER AND DEVELOPERS

Business Credentials:

- Udyam Registration Certificate Number: UDYAM-JH-04-0033669
- GSTIN: 20AKDPK4564G1ZI

Location:

Our office is conveniently located at:

Shop No. 21, Ground Floor, Shiv Complex, Dhangi More, Bhuipore Baliapur Bypass Road, Basant Vihar, Opposite AABHA HOSPITAL (A Unit of Matrika Hospital), Dhanbad, Jharkhand, PIN – 826005 (Open from 08:00AM to 06:00PM)

Contact Information:

For inquiries and assistance, please reach out to us via the following contact numbers:

+91-98351-88351, +91-91356-95062, +91-91990-46660 and +91-77630-46660

We are also available on 'WhatsApp' at the numbers listed above. For electronic correspondence, you may email us at jaimaataraplotteranddevelopers@gmail.com

Welcome to “Radha Madhav Society”

[A Modern Residential Plots Development Project.]

Elements of Radha Madhav Society

Residential Plots

Indicates land available for building homes



Modern Living

Represents contemporary lifestyle and amenities

A message from the Proprietor

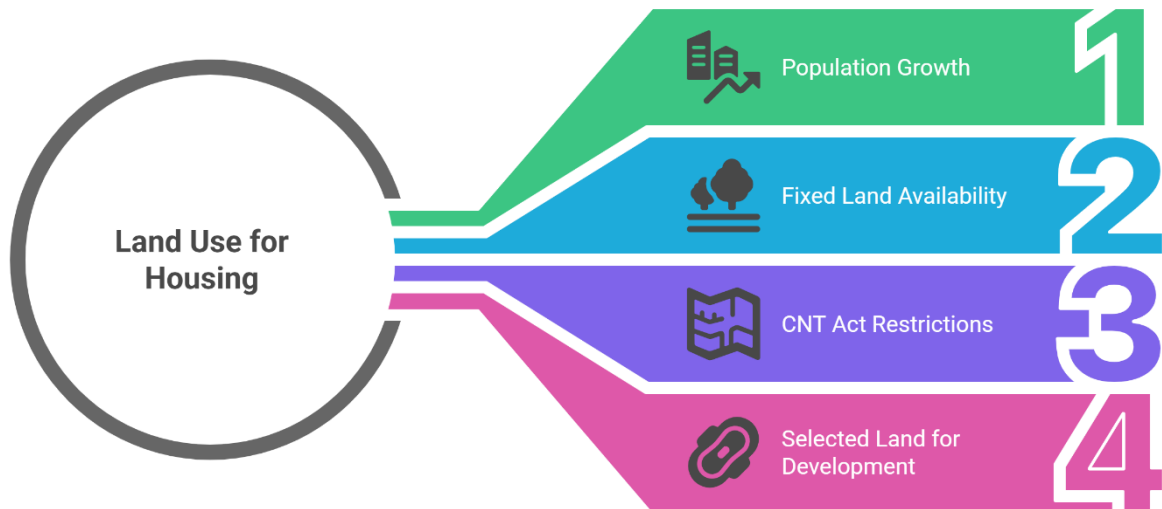
Dear Prospective Member,

Let me explain why we're creating this residential society and how it will benefit you.

Understanding the Need

Our world faces a simple but significant challenge: while our population continues to grow, the amount of land available for housing remains fixed. In Jharkhand, we have an additional consideration - the CNT Act of 1908 (Chota Nagpur Tenancy Act), which places restrictions on land use. However, we have carefully selected land that is not subject to these CNT Act restrictions, making it fully legal for residential development.

Navigating Land Use for Housing in Jharkhand



Our Commitment to Transparency

We live by our motto: "YOUR TRUST IS OUR EARNINGS." This isn't just a slogan – it's our core promise to you. We understand that buying land is one of the biggest investments you'll make, so we ensure complete transparency:

- We provide copies of original land documents for your review.
- All land is verified as "RAIYATI" (privately owned) property.
- Every document complies with current state government regulations.
- You're encouraged to have your legal experts verify all documentation.

Building Trust Through Transparent Land Transactions



Document Access

Providing copies of original land documents for buyer review.



Property Verification

Ensuring all land is verified as privately owned (RAIYATI) property.



Regulatory Compliance

Adhering to current state government regulations for all documents.



Legal Validation

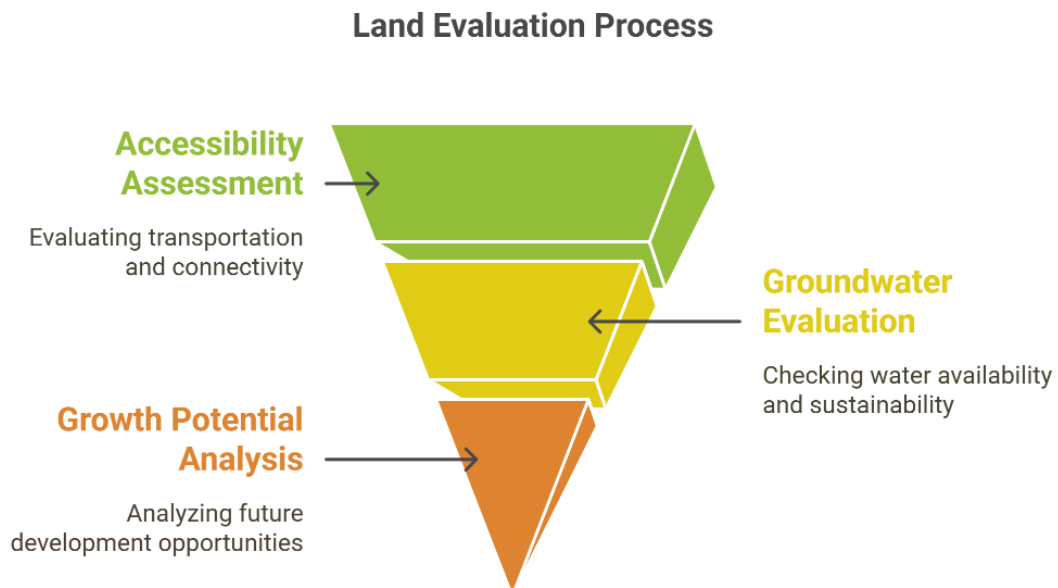
Encouraging buyer's legal experts to verify documentation.

Our Development Process Explained

Step-by-Step Land Acquisition and Development

Land Search and Assessment

- We carefully identify large parcels of land suitable for community development.
- Each location is evaluated for accessibility, groundwater levels, and future growth potential.



Thorough Verification Process

- Multiple meetings with landowners and property agents.
- Detailed background checks on property ownership.
- Collection and verification of all historical land records.

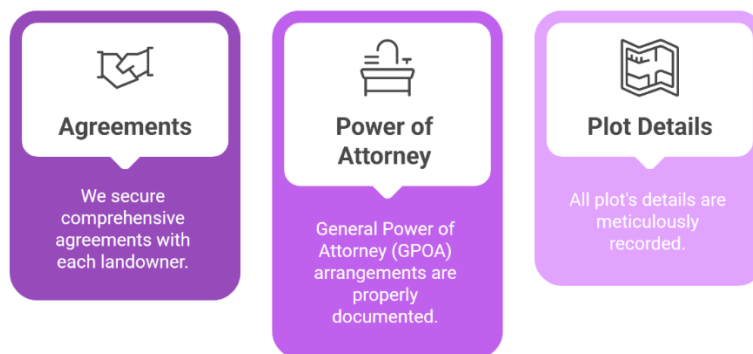
Land Verification Process



Legal Documentation

- We secure comprehensive agreements with each landowner.
- General Power of Attorney (GPOA) arrangements are properly documented.
- All plot's details are meticulously recorded.

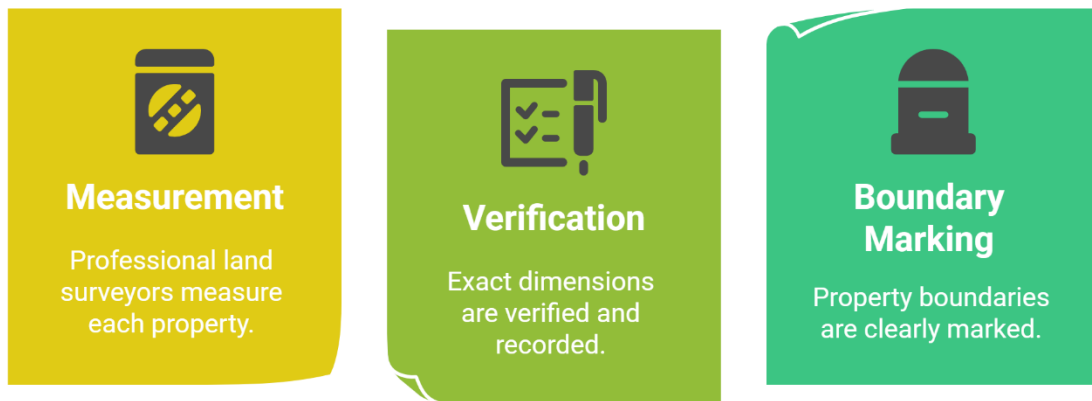
Legal Documentation



Technical Assessment

- Professional land surveyors measure each property.
- Exact dimensions are verified and recorded.
- Property boundaries are clearly marked.

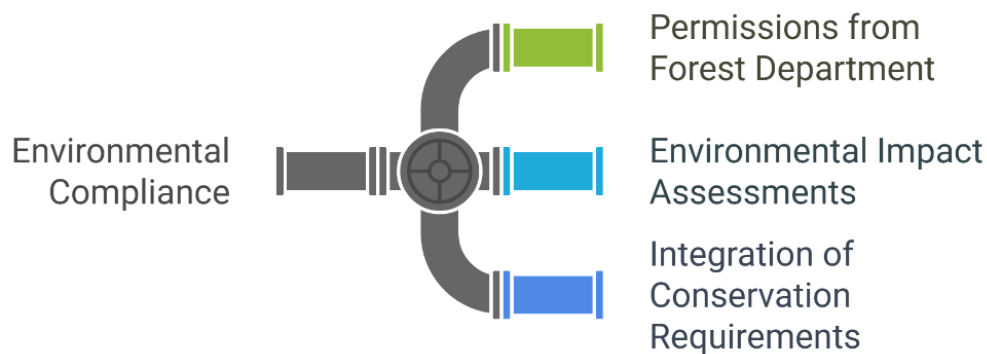
Technical Assessment



Environmental Compliance

- We obtain necessary permissions from the Forest Department.
- Environmental impact assessments are conducted.
- Conservation requirements are integrated into development plans.

Pathways to Environmental Compliance



Fair Pricing Strategy

Plots are priced reasonably based on:

- Location value
- Development costs
- Market conditions
- Infrastructure provided

Factors Influencing Fair Pricing Strategy



The 'Radha Madhav Society' Vision: Community Features and Amenities.

Our planned 30-acre (or larger) development includes:

Infrastructure Excellence:

- Wide Access Roads
- 30-foot main entrance road with society named arch
- 25-foot internal branch roads (or according to block)
- Direct access from main bypass (200-250 meters inside)



Essential Services:

- Advanced Drainage System
- Professional soak-well installation
- Regular maintenance program
- Reliable Water Supply
- Groundwater available at 80-110 feet
- Two tubewells with motor pumps
- Two handpumps for backup



Plot Organization:

- Four-division plotting system for flexibility in acquisition which is: -
 O1... Ramdoot Block (2180 ft² to 2616 ft² [each plot])
 O2... Radha Madav Block (4360 ft² [each plot])
 O3... Parvati Vallabha Block (6540 ft² [each plot])
 O4... Janaki Vallabha Block (8720 ft² [each plot])
- Clear plot demarcation with numbered boards.
- Each block will display a board listing acquired plots and their new owners for easy reference.
- Individual electricity connections pole at each plot.



Community Spaces:

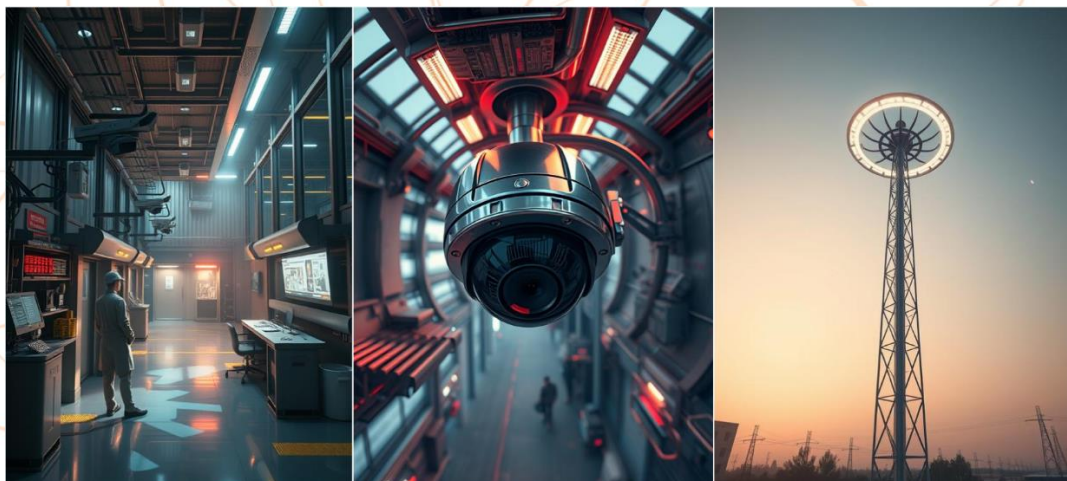
- Lord Umapati Temple
- Religious and Cultural Facilities

- Garden with ceremonial pond
- One-acre event space for community gatherings



Safety and Security:

- 360° CCTV surveillance
- High-mast lighting throughout
- Professional security staff
- Society office with monitoring systems



Environmental Features:

- 300 – 350 trees planned for plantation
- Designated garbage management areas (in the side of high-tension pole)

- Multiple car parking zones (in between of one high-tension pole to another)
- Development Timeline and Costs
- Phase-wise Implementation

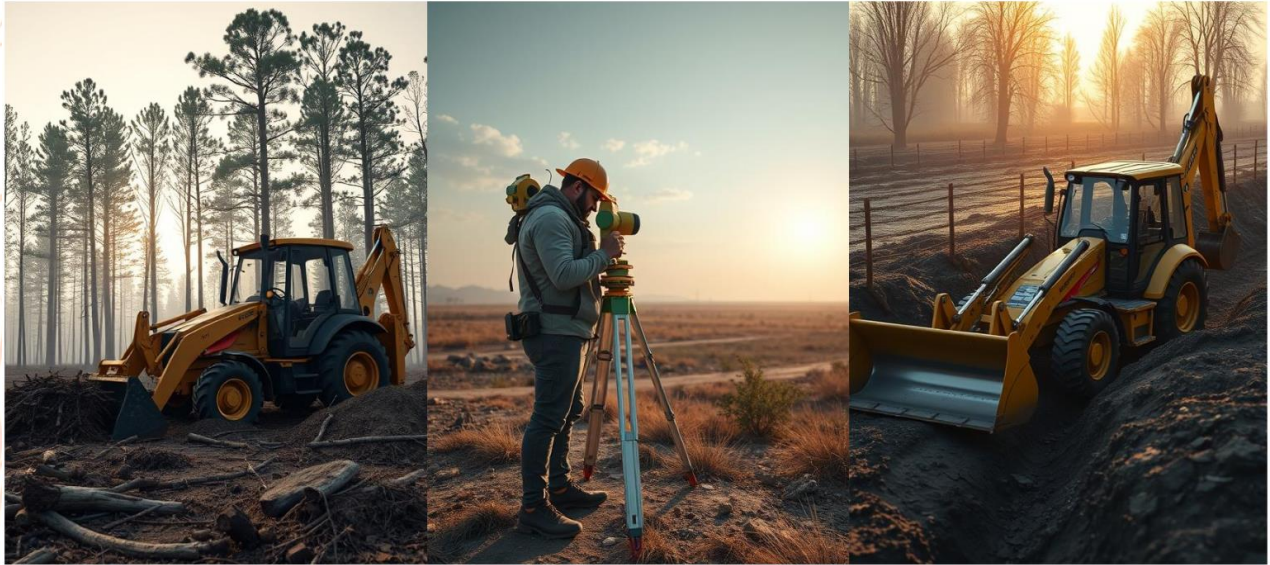


Each development phase is carefully planned:

Phase 1: Site Preparation

- Jungle clearance
- Land measurement and surveying
- Boundary trenching

Cost: ₹9,00,000/- [Nine Lacs Only]



Phase 2: Planning and Protection

- Master plan creation
- Plot demarcation
- 7-foot barbed wire fencing

Cost: ₹12,00,000/- [Twelve Lacs Only]



Phase 3: Infrastructure Development

- Road construction with PCC and stone dust
- Drainage system installation
- Borewell and water system setup

Cost: ₹39,50,000/- [Thirty-Nine Lakh Fifty Thousand Only]



Phase 4: Community Features

- Plantation and landscaping
- Lighting installation
- Office construction
- Security system setup

Cost: ₹21,50,000/- [Twenty-One Lakh Fifty Thousand Only]



Society Maintenance Services

Monthly Maintenance Program

We offer comprehensive maintenance services at ₹0.50/- per square foot (applicable only after you begin residing in your plot).

This includes:

01... Daily Services:

- Garden and lawn maintenance
- Street cleaning
- Garbage collection



02... Technical Services:

- Electrical maintenance
- Plumbing repairs
- Drainage cleaning
- CCTV monitoring



03... Security Services:

- 24/7 guard coverage
- Controlled access (restricted entry 11 PM - 5 AM)
- Regular night patrols
- Emergency response



04... **Administrative Support:**

- Dedicated society office
- Professional secretary
- 24-hour complaint resolution
- Community conflict management



By choosing **Radha Madhav Society**, you're not just buying a plot of land – you're joining a thoughtfully planned, well-maintained community designed for modern living. Our comprehensive approach ensures that your investment is protected while providing all the amenities needed for a comfortable lifestyle.

Project Location Overview: Kushberia (Haldar Tola)

Nestled in the heart of Jharkhand, Dhanbad our project is strategically located in Kushberia (Haldar Tola), with the precise coordinates MG6C+WHH in the 828201 postal districts. This carefully selected location offers an ideal blend of accessibility and tranquillity, ensuring convenience for residents and visitors alike.

Nearby Amenities:

Fuel and Transportation:

- Just a short 1.5 km drive away, guests will find the Om Petrol Pump on the Deuli-Khairpal Road, providing convenient fuel access.
- The Sindri Town Railway Station, located 6.1 km from the project, offers additional transportation connectivity.

Industrial Proximity:

The area boasts significant industrial presence, with two major facilities nearby:

- ACC Limited (Adani Cement) Sindri Cement Works: 4 km from the project.
- HURL Sindri: 6.9 km away.

Spiritual and Cultural Landmarks:

Spiritual seekers will appreciate the nearby religious sites:

- Kali Mandir Kushberia: A mere 260 meters from the project.
- Gurudwara Sahib in Sindri: Located 5.1 km away.

Educational Institutions:

The region offers multiple educational options for families:

- Baliapur Institute of Technology: (6.4 km)
- B B M College Baliapur: (6 km)
- SPM College Sindri: (6.6 km)

Reputed schools include:

- D.A.V. Public School (4.2 km)

- De Nobili School Sindri (4.8 km)

Healthcare:

- Residents can access medical care at Maa Hospital, a unit of CGS HealthCare, located 4.9 km from the project.

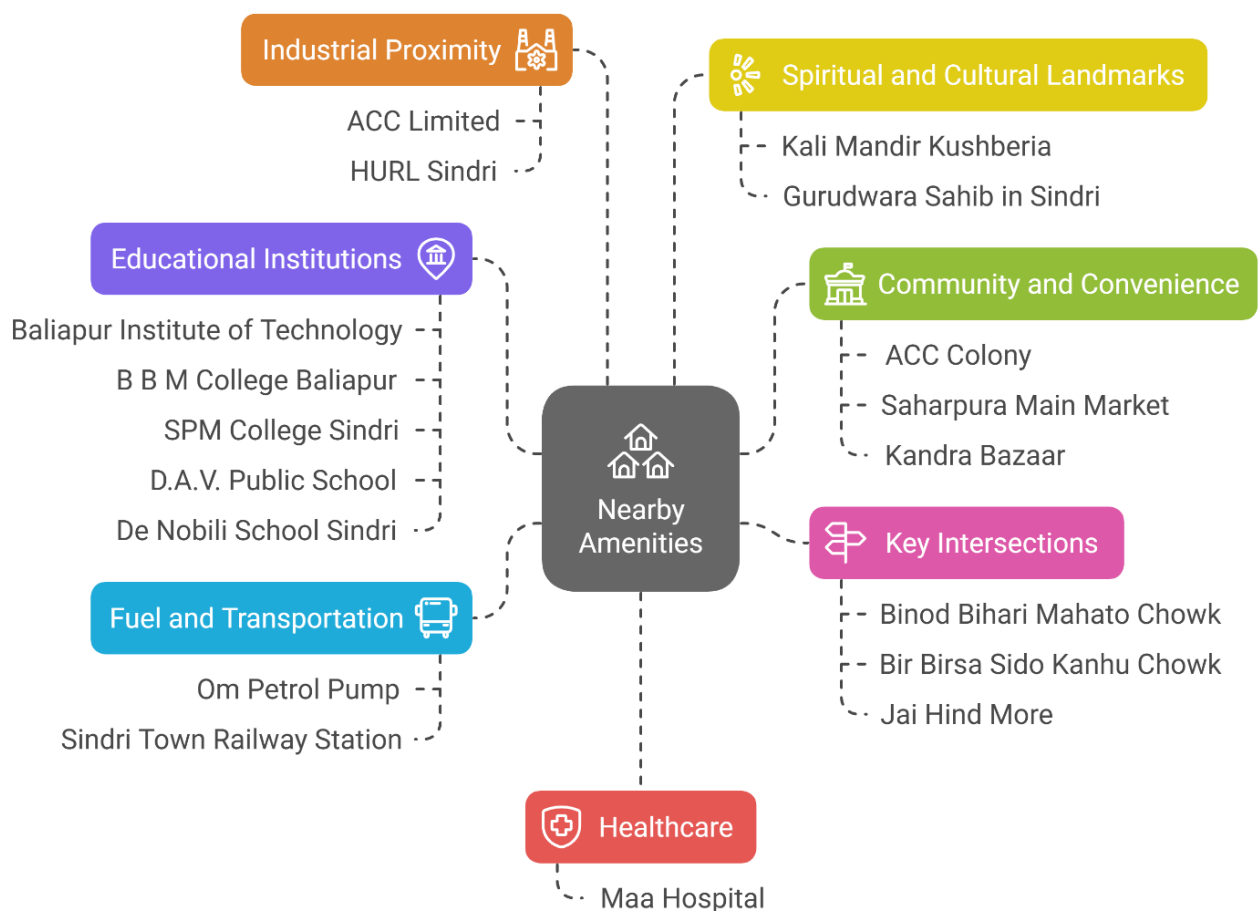
Community and Convenience:

- ACC Colony: 3.6 km away, offering a sense of community.
- Saharpura Main Market: 4.9 km, providing essential shopping needs.
- Kandra Bazaar: 9.1 km for more extensive shopping options.

Key Intersections:

- Binod Bihari Mahato Chowk: (7.3 km)
- Bir Birsa Sido Kanhu Chowk: (4.2 km)
- Jai Hind More: (4.5 km)

Nearby Amenities and Services Overview



The project's location offers an exceptional balance of rural tranquillity and urban convenience, making it an ideal destination for those seeking a harmonious living environment in Jharkhand.

[We have taken the help of '**Google Maps**' to show the distance of the project from all these places. The Project location is KUSHBERIA (Halдар Tola), MG6C+WHH, Jharkhand (828201). So, we have to make it in such a way that our new guest would know everything accurately about the plot/project and its location.]

A Strategic Guide to Marketing Your Jharkhand Land Property

To effectively market a land plot in Jharkhand, focus on a multi-faceted approach combining online and offline strategies, emphasizing local relevance, and highlighting the unique selling points of the property.

Here's a breakdown of a comprehensive strategy:

I. Understanding Your Target Audience & Market:

- **Research:** Identify your ideal buyer profile (e.g., young families, retirees, investors) and their needs and preferences.
- **Market Analysis:** Analyse the local real estate market, including current trends, competition, and pricing.
- **SWOT Analysis:** Conduct a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) to identify your advantages and potential challenges.
- **Financials:** Understand your budget and desired return on investment.

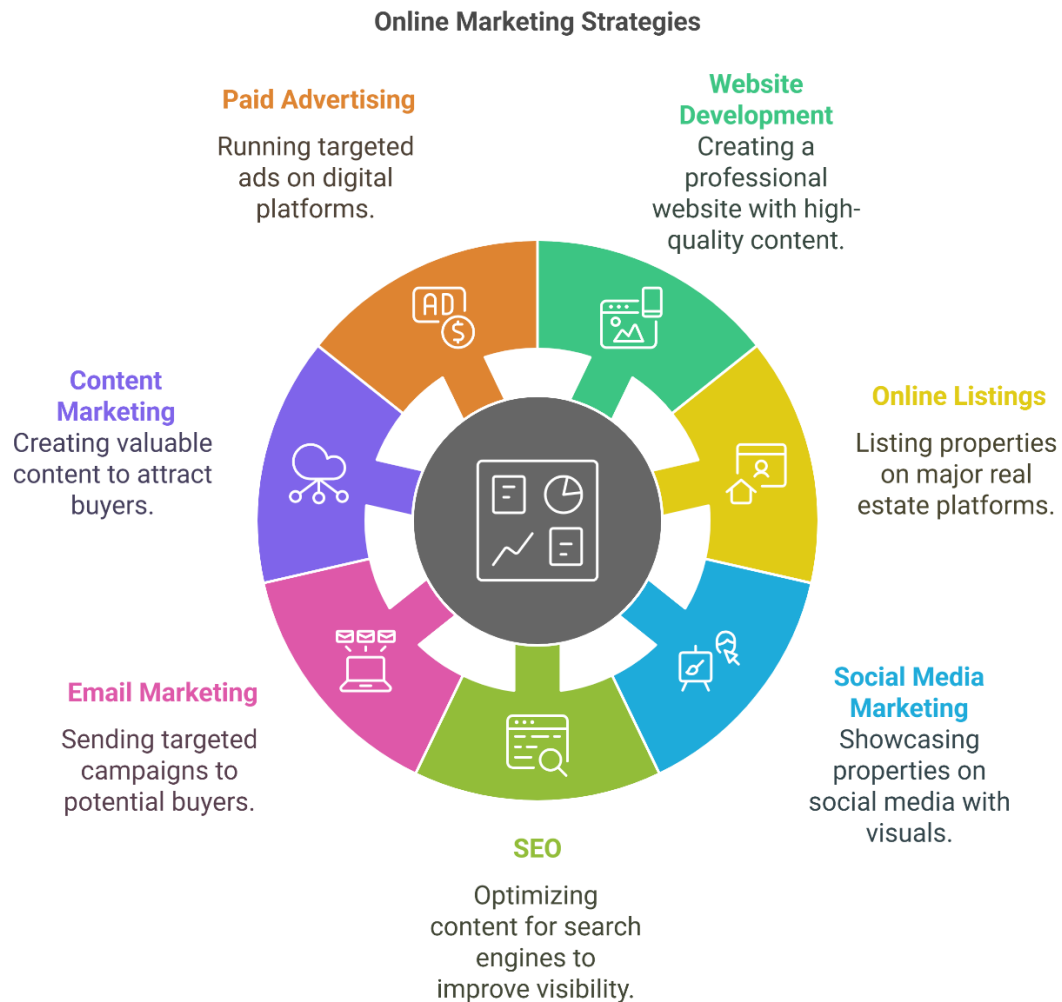
Real Estate Market Understanding



II. Online Marketing:

- **Website:** Create a professional website with high-quality photos, detailed descriptions, virtual tours, and contact information.
- **Online Listings:** List the property on major real estate platforms (e.g., Zillow, Realtor.com, Trulia).
- **Social media:** Utilize social media platforms (e.g., Facebook, Instagram, YouTube) to showcase the property with attractive visuals and targeted ads.
- **Search Engine Optimization:** Optimize your website and online listings for search engines to improve visibility.
- **Email Marketing:** Build an email list and send targeted campaigns to potential buyers.
- **Content Marketing:** Create valuable content (e.g., blog posts, videos) that showcases your expertise and attracts potential buyers.

- **Paid Advertising:** Consider running targeted online ads on social media or search engines.



III. Offline Marketing:

- **Networking:** Build relationships with local real estate agents, brokers, and community leaders.
- **Community Engagement:** Participate in local events and activities to raise awareness.
- **Print Advertising:** Consider placing ads in local newspapers or magazines.
- **Signage:** Use eye-catching signage at the property location.
- **Open Houses/Property Showcases:** Host open houses or property showcases to generate interest and allow potential buyers to tour the property.

- **Direct Mail:** Send targeted mailings to potential buyers in the area.
- **Referral Programs:** Incentivize existing customers to refer new clients.

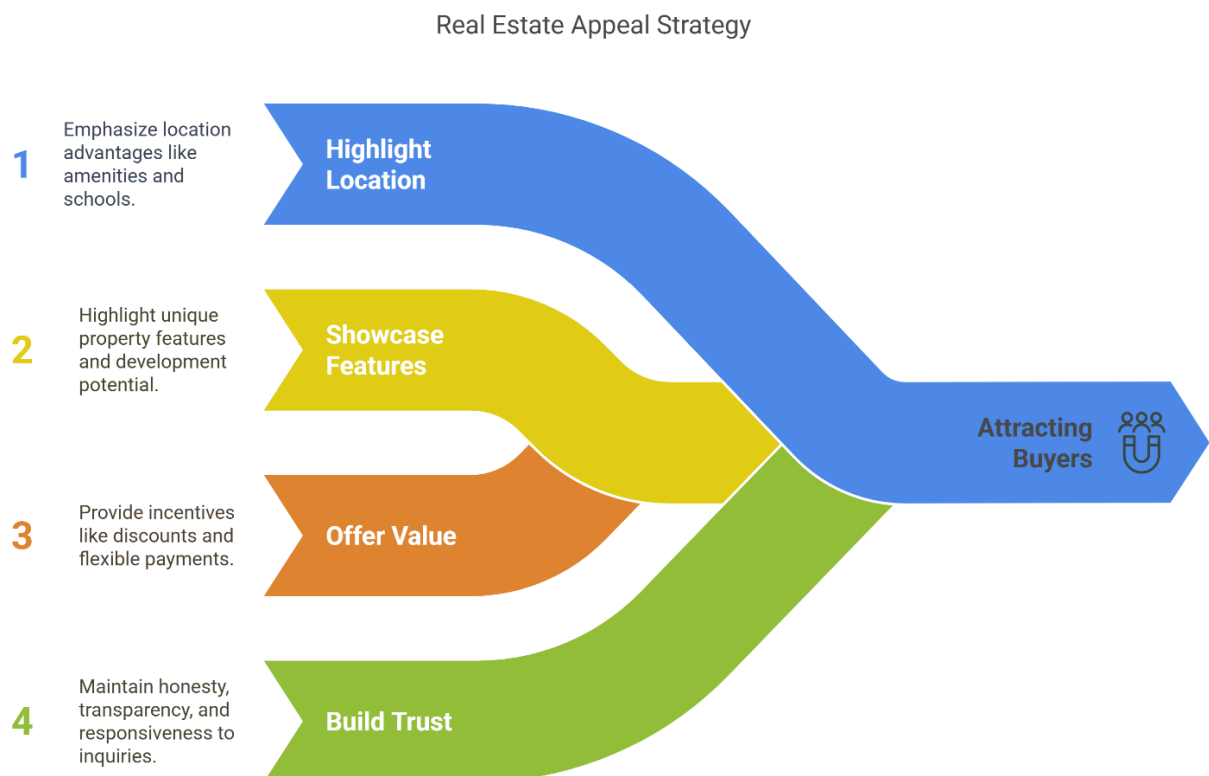
Offline Marketing Cycle



IV. Unique Selling Points (USPs):

- **Highlight Location:** Emphasize the property's location advantages (e.g., proximity to amenities, schools, parks).
- **Showcase Features:** Emphasize the property's unique features (e.g., size, shape, views, potential for development).

- **Offer Value:** Consider offering incentives (e.g., discounts, flexible payment plans) to attract buyers.
- **Build Trust:** Be honest, transparent and responsive to inquiries.



Additional Information

This presentation accompanies some crucial document containing comprehensive land records. Specifically, it includes **Teriz**, **Khewat** and **Khatiyaan** details, essential **M-Forms** and **L-Forms**, and meticulously researched **Genealogy**, complete with their contact information. This resource aims to streamline land-related processes, enhance transparency, and facilitate efficient communication with landowners. Your honest review for this document is greatly appreciated.

[All images in this presentation are imaginary, it is only for understanding the concept.]



Thank you!
for considering “Jai Maa Tara Plotter and
Developers” for your needs.

Our upcoming project in society campus: –

“GAURISH SHOPPING ARCADE” – Your One-Stop Destination for All Things Essentials.

Located in the heart of society, ‘Gaurish Shopping Arcade’ is your ultimate destination for a wide range of essential items. Whether you need to restock your pantry, update your wardrobe with the latest fashion, or just enjoy some retail therapy, this shopping paradise has it all.

As you enter, you’ll find a diverse selection of stores offering top-notch quality and great value. From fresh fruits and gourmet foods to cutting-edge tech gadgets and home necessities, every visit promises a delightful experience. The friendly staff and lively atmosphere make shopping here feel enjoyable and stress-free.

But shopping isn’t the only thing on offer. Gaurish Shopping Arcade features a variety of dining options to cater to every taste. Whether you’re craving a quick bite or planning a relaxed meal, the food court’s extensive menu is sure to please your palate.

For those seeking entertainment, the arcade frequently hosts events and promotions, ensuring there’s always something new to explore.

Plan to visit Gaurish Shopping Arcade in “2032” and enjoy an exceptional blend of convenience and pleasure. This is your one-stop shop for every necessity, providing the seamless shopping adventure you deserve.

